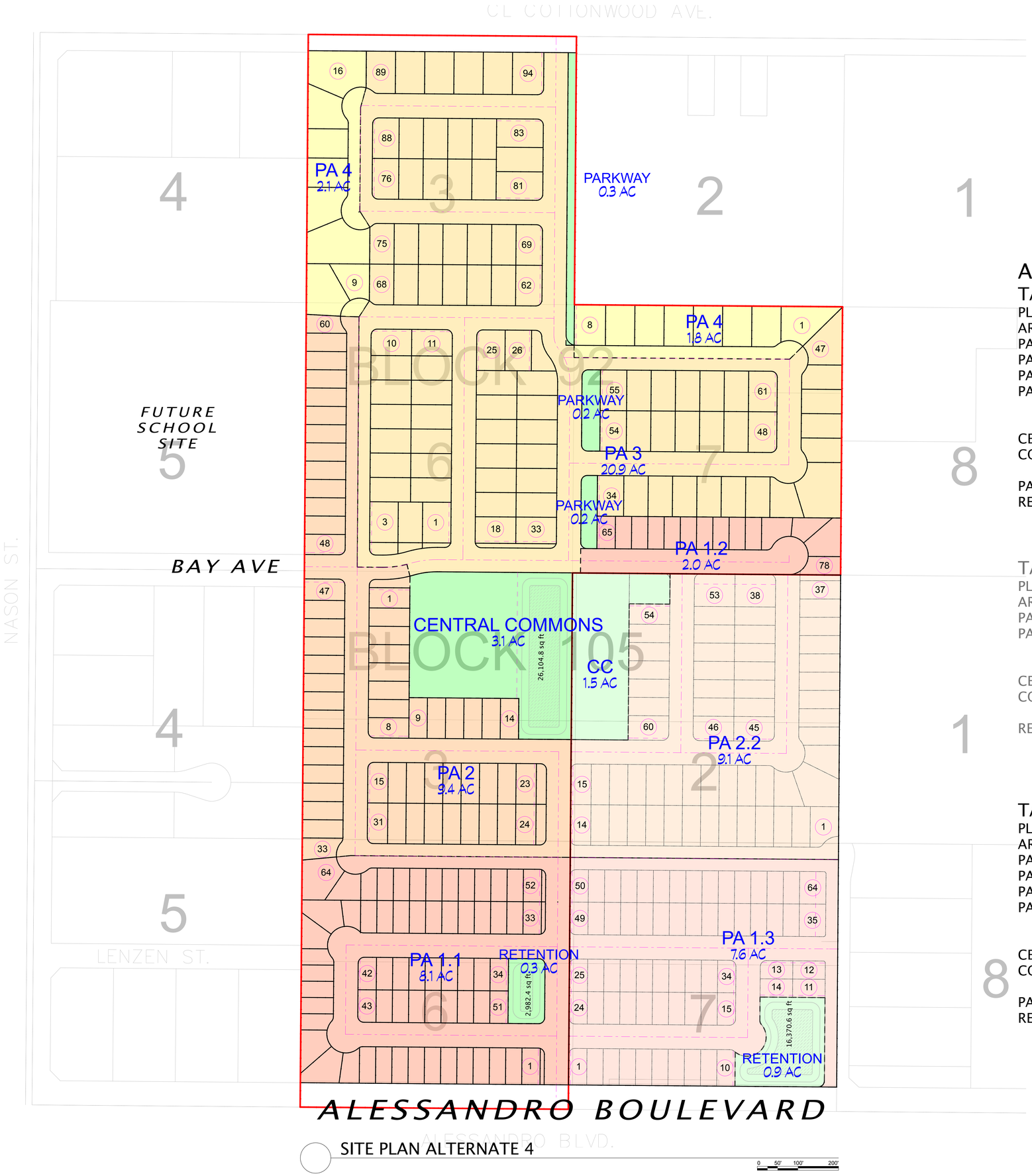

SITE PLAN ALTERNATE 4

0 50' 100' 200'

ALTERNATE 4

TABULATION PHASE I

PLANNING AREA		GROSS AREA	NO OF LOTS	DENSITY DU/AC
PA 1	40' x 80'	10.1 AC	78	7.72
PA 2	45' x 100'	9.4 AC	60	6.38
PA 3	60' x 100'	20.9 AC	94	4.50
PA 4	72' x 100'	2.1 AC	16	6.72
SUB-TOTAL		42.5 AC	248 LOTS	6.56 DU/AC

CENTRAL COMMONS	3.1 AC
(248 LOTS x 4 RESIDENTS PER LOT) ÷ (1,000 RESIDENTS ÷ 3 ACRES)	2.98 AC REQ'D
PARKWAY	0.7 AC
RETENTION	0.3 AC
SUB-TOTAL	4.1 AC
TOTAL	46.6 AC

TABULATION PHASE II

PLANNING AREA		GROSS AREA	NO OF LOTS	
PA 1	40' x 80'	7.6 AC	64	8.42
PA 2	45' x 100'	9.1 AC	60	6.59
SUB-TOTAL		16.7 AC	124 LOTS	7.51 DU/AC

CENTRAL COMMONS	1.5 AC
(124 LOTS x 4 RESIDENTS PER LOT) ÷ (1,000 RESIDENTS ÷ 3 ACRES)	1.5 AC REQ'D
RETENTION	0.9 AC
SUB-TOTAL	2.4 AC
TOTAL	19.1 AC

TABULATION TOTALS

PLANNING AREA		GROSS AREA	NO OF LOTS	
PA 1	40' x 80'	17.7 AC	142	8.02
PA 2	45' x 100'	18.5 AC	120	6.49
PA 3	60' x 100'	20.9 AC	94	4.50
PA 4	72' x 100'	2.1 AC	16	7.62
SUB-TOTAL		59.2 AC	372 LOTS	6.87 DU/AC

CENTRAL COMMONS	4.6 AC
(372 LOTS x 4 RESIDENTS PER LOT) ÷ (1,000 RESIDENTS ÷ 3 ACRES)	4.5 AC REQ'D
PARKWAY	0.7 AC
RETENTION	1.2 AC
SUB-TOTAL	6.5 AC
TOTAL	65.7 AC

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NO.	DATE	REVISION

Highpointe Communities

The Summit Ranch

Moreno Valley, California

PROJECT INFO

PROJECT NUMBER:	21049
PROJECT MANAGER:	MJK
DRAWN BY:	SAS
SHEET ISSUE DATE:	8/5/21

SHEET TITLE

SITE ALTERNATE 4

SHEET NUMBER

A-1